

152.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

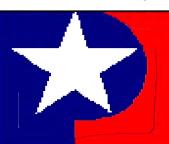
Total Card / Total Parcel  
860,900 / 860,900

USE VALUE:

860,900 / 860,900

ASSESSED:

860,900 / 860,900



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
68		CEDAR AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	WALLACE JAMIE A	
Owner 2:	FESSENDEN FRANKLIN W JR	
Owner 3:		

Street 1:	68 CEDAR AVENUE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02476		Type:		

PREVIOUS OWNER
Owner 1: SMITH CURTIS L III/ETAL -
Owner 2: DENNY KAYE -
Street 1: 68 CEDAR AVENUE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 6,045 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1564 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
9/22/2020 1144 Addition 180,000 O
6/6/2018 743 Re-Roof 6,900 C
4/14/2015 331 Manual 1,125 4/14/2015 Air sealing and in
7/21/1999 471 Addition 22,000 5X10 ADD-ROOF PORC
7/9/1999 405 Manual 8,600 SIDING FRONT/SIDE

ACTIVITY INFORMATION
Date Result By Name
2/3/2018 Inspected BS Barbara S
1/20/2018 MEAS INT REF HS Hanne S
12/11/2014 Measured PC PHIL C
11/13/2008 Meas/Inspect 189 PATRIOT
3/14/2006 MLS MM Mary M
8/24/2001 Permit Visit PM Peter M
11/19/1999 Meas/Inspect 270 PATRIOT
1/1/1982 GP

Sign: VERIFICATION OF VISIT NOT DATA
_____ / _____ / _____

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Units Price/Units Type Type Factor Value Price Mod Influ Mod
101 One Family 6045 Sq. Ft. Site 0 80. 0.99 9

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 15 - Old Style				Full Bath: 1	Rating: Good			PDA.													
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																
Foundation: 1 - Concrete				A 3QBth: 1	Rating:																
Frame: 1 - Wood				1/2 Bath: 2	Rating: Good																
Prime Wall: 1 - Wood Shingle				A HBth: 1	Rating:																
Sec Wall: 1	%			OthrFix: 1	Rating: Good																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid   Desc: Line 1   # Units: 1													
Color: BEIGE				A Kits: 1	Rating:																
View / Desir:				Fpl: 1	Rating: Good																
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:																
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>																	
Year Blt: 1930	Eff Yr Blt:			Location: 1																	
Alt LUC:	Alt %:			Total Units: 1																	
Jurisdct:	Fact: .			Floor: 1																	
Const Mod:				% Own: 1																	
Lump Sum Adj:				Name: 1																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD	GD - Good	18. %		Phys Cond: 1	GD - Good	18. %		Exterior: 1	No Unit	RMS	BRS	FL									
Prim Int Wall: 6 - Average				Functional: 1				Interior: 1	1	7	3										
Sec Int Wall: 1	%			Economic: 1				Additions: 1999													
Partition: T - Typical				Special: 1				Kitchen: 1													
Prim Floors: 3 - Hardwood				Override: 1				Baths: 1													
Sec Floors: 1	%			Total: 18.6 %				Plumbing: 1													
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric: 1													
Subfloor: 1				Basic \$ / SQ: 130.00				Heating: 1													
Bsmnt Gar: 1				Size Adj: 1.32135546				General: 1													
Electric: 3 - Typical				Const Adj: 0.98990101				<b>COMPARABLE SALES</b>													
Insulation: 2 - Typical				Adj \$ / SQ: 170.041				Rate	Parcel ID	Typ	Date	Sale Price									
Int vs Ext: S				Other Features: 120950																	
Heat Fuel: 2 - Gas				Grade Factor: 1.10																	
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod: 1																	
% Heated: 100	% AC: 1			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 466564																	
% Com Wall	% Sprinkled: 1			Depreciation: 86781																	
				Depreciated Total: 379783																	
<b>MOBILE HOME</b>				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1	<b>PARCEL ID</b>				<b>IMAGE</b>								
<b>SPEC FEATURES/YARD ITEMS</b>								152.0-0007-0022.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:					Total Special Features:								Total:							